



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6000 • Fax: 603-594-1142

MEETING AGENDA – November 10, 2011

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday November 10, 2011, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6005 OR TDD 886-6011.

The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 176-049 (11/10/11, Deferred from 10/27/11): VSH Realty, Inc., 100 Crossing Blvd., Framingham Ma., request the following for property located at 189 Central Street, Hudson (Cumberland Farms):
 - a. A Variance to allow an electronic sign to be located within the required 200-foot setback to any residential dwellings. [Map 176, Lot 049, Zoned B, HZO Article XII, Section 334-64 C (6), Freestanding business and industrial signs.]
 - b. A Variance to allow the proposed electronic sign to have the text be 24 inches in height where a maximum of 10 inches in height is allowed. [Map 176, Lot 049, Zoned B, HZO Article XII, Section 334-64 C (3), Freestanding business and industrial signs.]
2. Case 217-005 (11/10/11): Alan and Theresa Boissonneault Living Trust, PO Box 2431, 1016 Yates Road, Oak Harbor, WA, requests the following for property located at 13 Mark Street, Hudson:
 - a. A Variance to allow access to the proposed lot without the proper frontage; 120 feet required, 50.49 feet proposed. [Map 217, Lot 005, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
 - b. A Wetland Special Exception to allow the proposed driveway to be located within the wetland buffer, 3,408 square feet to be impacted. [Map 217, Lot 005, Zoned R-2, HZO Article IX, Section 334-35, Uses within Wetland Conservation District.]
3. Case 148-065 (11/10/11): Ronald Savoie, 13 Wagner Way, Hudson, requests an Accessory Living Unit to be located above the existing attached garage. [Map 148, Lot 065, Zoned R-1, HZO Article XIII, Section 334-73.1, Accessory Living Units.]
4. Case 173-019 (11/10/11): Richard Suter III, 12 Campbello Street, Hudson, request an Appeal from an Administrative Decision issued by the Zoning Administrator dated September 29, 2011, which stated that a Variance is required for an accessory use of service and repair of vehicles in the Town Residence (TR) zoning district. [Map 173, Lot 019, Zoned TR, HZO Article V, Section 334-22, Table of Permitted Accessory Uses.]

II. OTHER

1. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office